



CITY OF CHARLESTON PLANNING COMMISSION

AGENDA OCTOBER 18, 2023

A meeting of the Planning Commission will be held on **Wednesday, October 18, 2023** at **5:00 p.m.** in the **Public Meeting Room, First Floor, 2 George Street**. The meeting will be live-streamed and recorded on the [City of Charleston Public Meetings YouTube Channel](#). Application information will be available at www.charleston-sc.gov/pc in advance of the meeting. Please check the website on the meeting date to view any withdrawn or deferred agenda items.

PUBLIC COMMENT:

The public is encouraged to attend the meeting in person to speak in order for comments to be fully heard. **Written comments must be submitted by 12:00 p.m. on Tuesday, October 17, 2023**, at <http://innovate.charleston-sc.gov/comments/> or delivered to the address listed below. Written comments will be provided to the board members 24 hours in advance of the meeting and will be acknowledged in the record and summarized.

For additional information, please contact:

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
2 George Street, Suite 3100, Charleston, SC 29401 | 843-724-3781

The following applications will be considered:

MINUTES

- 1. Request Approval of Minutes from the July 19 Planning Commission Meeting**

REZONINGS

- 1. 134 Columbus St
Cannonborough-Elliottborough - Peninsula | TMS #4600802006 | Approx. 3.77 ac.**
Request rezoning from Light Industrial (LI) to Planned Unit Development (PUD) and to rezone from 4 and 8 Old City Height Districts to 3, 4, 5, 6, 8, and 8-12 (A, B C) Old City Height Districts.
Owner: Evening Post Industries, Inc.
Applicant: Womble Bond and Dickinson (US) LLP, James Wilson

DEFERRED

- 2. 3037 Maybank Hwy and 2021 and 2022 Zelasko Dr
Johns Island | TMS #3130000075, 3130000332 and 3130000335 | Approx. 20.42 ac.**
Request rezoning from Business Park (BP) to General Office (GO).
Owner: Johns Island MC, LLC c/o HCA Healthcare, Inc.
Applicant: Hellman & Yates, PA, Brian A. Hellman, Esq.

3. **162 Ashley Ave Peninsula | TMS #4601504061 | Approx. 0.25 ac.**
Request rezoning from Limited Business (LB) to Mixed-Use/Workforce Housing (MU-2/WH).
Owner: Senior Cottages Acquisitions, LLC
Applicant: Kyra Brower, LS3P

DEFERRED

PLANNED UNIT DEVELOPMENT (PUD) AMENDMENTS

1. **Daniel Island PUD Amendment**
Daniel Island
Request Amendment to Daniel Island Master Plan Zoning – Section 3.2(4) Daniel Island General Office (DIGO) Zone.
Applicant: Womble Bond and Dickinson (US) LLP, James Wilson

COMMERCIAL SUBDIVISION

1. **2620 Clements Ferry Rd (Towne at Cooper River) Cainhoy | TMS #2710001035 | Approx. 30.14 ac.**
Requesting Subdivision of 8 lots and two private road Rights-of-Way.
Owner: Cato Holding, LLC
Applicant: Seamon Whiteside

ORDINANCE AMENDMENTS

1. **To amend Section 54-241 of the Code of the City of Charleston (Zoning Ordinance) to add penalties for the intentional demolition of structures without required approval.**
2. **To amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) definitions for residential and accommodations uses.**
3. **To amend Article 2 (Land Use Regulations), Part 3 (Table of Permitted Uses), of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance), to include hospitals as a permitted use in the General Office (GO) zone district.**
4. **To amend Article 3 (Site Regulations), Part 2 (Old City Height Districts and View Corridor Protection), of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance), to establish a new 8-12 height district.**

DEFERRED

ZONINGS

1. **844 Savannah Hwy Carolina Terrace - West Ashley | TMS #4181300175 | Approx. 0.53 ac.**
Request zoning of Limited Business (LB). Zoned St. Andrews Overlay District (OD_STA)
Owner: Paul S. Ferber

- 2. 3085 Maybank Hwy, 3075 Maybank Hwy, 1810 Zelasko Dr, 1838 Zelasko Dr, 1955 Zelasko Dr, 3046 Cane Slash Rd, 3038 Cane Slash Rd, and parcels as identified by TMS # on Maybank Hwy, Zelasko Dr, and Cane Slash Rd
Johns Island | TMS #3130000572, 3130000066, 3130000267, 3130000268, 3130000339, 3130000270, 3130000573, 3130000621, 3130000258, 3130000229 and 3130000280 | Approx. 27.56 ac.**
Request zoning of General Office (GO). Zoned Johns Island Maybank Highway Corridor Overlay District (OD-JO-MHC).
Owner: Johns Island MC LLC
- 3. 2159 Pinehurst Ave
West Ashley | TMS #3581500044 | Approx. 0.31 ac.**
Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)
Owner: Alton Wiggins
- 4. 2910 Ashley River Rd
West Ashley | TMS #3581200228 | Approx. 0.30 ac.**
Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)
Owner: Terri and Robert Thompson
- 5. 2214 North Dallerton Cir
West Ashley | TMS #3100700012 | Approx. 0.28 ac.**
Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)
Owner: Taylor Johnson
- 6. 28 Shadowmoss Pkwy
Shadowmoss - West Ashley | TMS #3580700014 | Approx. 0.38 ac.**
Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)
Owner: Marilyn Henderson
- 7. 29 Hunters Forest Dr
Shadowmoss - West Ashley | TMS #3580700069 | Approx. 0.38 ac.**
Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)
Owner: Delores and Robert Green
- 8. 44 Hunters Forest Dr
Shadowmoss - West Ashley | TMS #3580700087 | Approx. 0.29 ac.**
Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)
Owner: James and Sandra Selvitelli
- 9. 27 Shadowmoss Pkwy
Shadowmoss - West Ashley | TMS #3580700026 | Approx. 0.41 ac.**
Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)
Owner: Virginia Williams
- 10. 1821 Mepkin Rd
West Ashley | TMS #3531400182 | Approx. 0.18 ac.**
Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)
Owner: Gregory and Susan Couper

- 11. 2350 Brevard Rd**
West Ashley | TMS #3581200045 | Approx. 0.18 ac.
Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)
Owner: Shannon Gaffney
- 12. 2314 Brevard Rd**
West Ashley | TMS #3581200036 | Approx. 0.33 ac.
Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)
Owner: Roger Pittman Jr
- 13. 2869 Doncaster Dr**
West Ashley | TMS #3581000092 | Approx. 0.33 ac.
Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)
Owner: Emma Jenrette and Alex Yellan
- 14. 1941 Green Park Ave**
West Ashley | TMS #3551500147 | Approx. 0.21 ac.
Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)
Owner: Adam Sellers
- 15. 754 Brant Rd**
West Ashley | TMS #3100200206 | Approx. 0.25 ac.
Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)
Owner: John and Valerie Melville
- 16. 6 Apollo Rd**
West Ashley | TMS #4181300259 | Approx. 0.19 ac.
Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)
Owner: Denise Longman
- 17. 1420 Drexell Dr**
Huntington Woods - West Ashley | TMS #3520900107 | Approx. 0.29 ac.
Request zoning of Single-Family (SR-1). Zoned Single-Family Residential (R-4)
Owner: Chad and Paula Murdock

DEFERRED

PP&S STAFF UPDATES (as needed)
Magnolia ACA Update Presentation

PUBLIC MEETING ACCOMMODATIONS:

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation, or other accommodations, should please contact Janet Schumacher at 843-577-1389 or schumacherj@charleston-sc.gov three business days prior to the meeting.